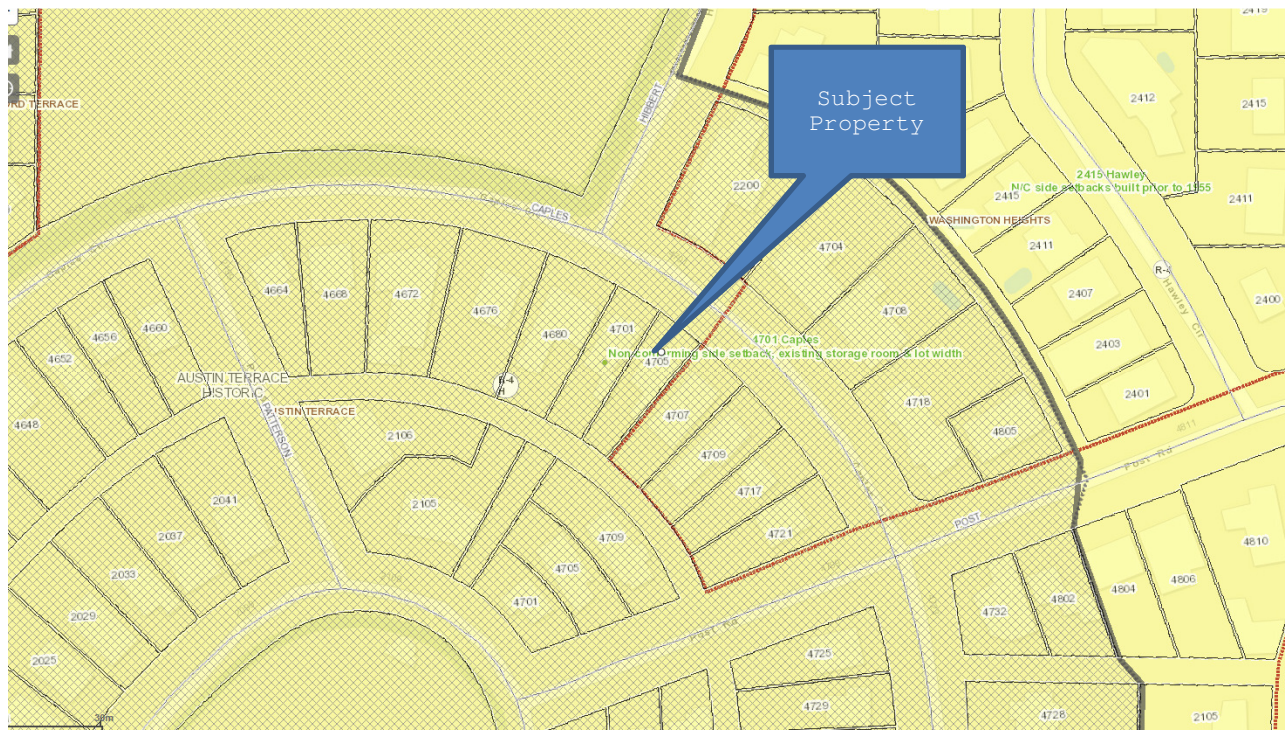




PHAP18-00006

Date: March 19, 2018
Application Type: Certificate of Appropriateness
Property Owner: Jose Preciado
Representative: Jose Preciado
Legal Description: 129 Government Hill 19 & 20 (6415 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4705 Caples Circle
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the installation of an air conditioning unit on the roof
Application Filed: 3/9/2018
45 Day Expiration: 4/16/2018

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of an air conditioning unit on the roof

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior.*
- *Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.*
- *In no case should mechanical equipment be installed on a visually prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.*
- *It is not appropriate to install mechanical equipment in locations that compromise character-defining roofs or on roof slopes that are prominently visible from the street.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that the unit be relocated to the back yard where it will not be visible from the right-of-way.

AERIAL MAP



PHOTOGRAPH

